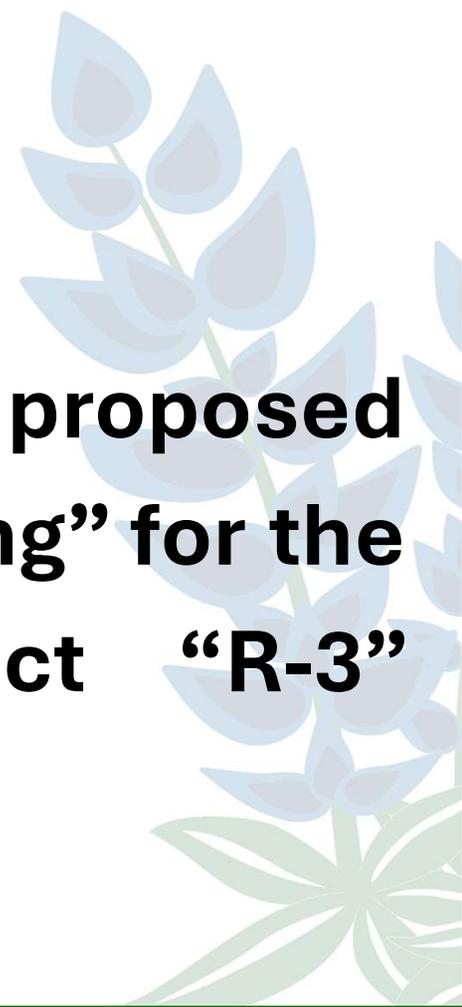


CITY OF BURNET

City Council Regular Meeting
February 24, 2026

Discuss and consider action:

Direction to staff regarding proposed amendments to Section 118 - “Zoning” for the Multi-Family Residential – District “R-3” regulations



Bluebonnet Capital of Texas

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Setbacks and Maximum Height

Zoning District	Front Yard Setback	Side Yard Setback	Street Side Yard Setback	Rear Yard Setback	Min. Lot S.F. Area	Min. Lot Width	Max. Height Limit
R-3	50 ft.	10 ft. and one foot per unit 15 ft.	15 25 ft.	10 ft. 15 ft when abutting residential zoning districts	4,000 10,000 s.f.	150 ft.	35 ft. 35-55 ft.

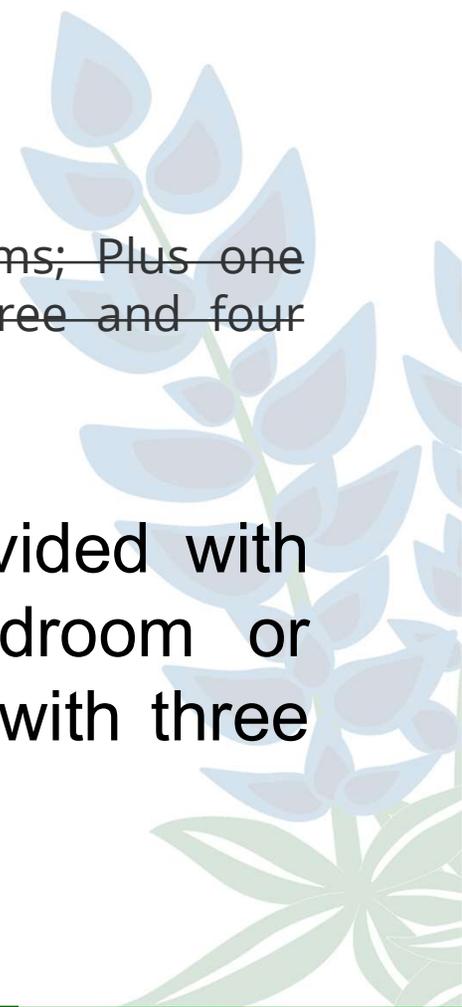


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Parking

~~Two spaces minimum for each living unit up to two bedrooms; Plus one additional parking space per two additional bedrooms (i.e. three and four bedrooms—one additional parking space)~~

Each one-bedroom dwelling unit shall be provided with two off-street parking spaces. Each two-bedroom or three-bedroom dwelling unit shall be provided with three off-street parking spaces.



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Amenities

Amenities: Developer shall be required to provide amenities based on the total number of Dwelling Units within the Project as follows:

- (A) 0-12 Dwelling Units = 0 amenities
- (B) 13-25 Dwelling Units = 1 amenities
- (C) 25-49 Dwelling Units = 2 amenities
- (D) 50-74 Dwelling Units = 3 amenities
- (E) 75-99 Dwelling Units = 4 amenities

Approved amenities include:

- clubhouse
- fenced dog park
- laundry facility
- picnic areas
- playground equipment
- private fitness facility
- sports court
- swimming pool
- walking/jogging trail

All amenities shall be owned and maintained by the property owner.



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Impervious Cover, Fencing, Lighting

Maximum impervious coverage: Shall be in compliance with City Code Section 98, Article VIII impervious cover rules.

*Seventy-five percent of the total area of the site for multi-family sites

A masonry fence, made of brick, stone, or concrete, joined together with mortar, and being six feet in height, shall be constructed on all sides of the property.

All exterior lighting shall be shielded or downward facing to the greatest extent possible to reduce light pollution and shall aim to emit zero footcandles at the lot line.



Masonry Requirements and Density

Density. Each Multifamily Complex shall contain a minimum of five Single Family Dwelling Units . Density shall not exceed **eight (8) units per acre** unless conditions are met as follows:

(A) If the exterior surface area of buildings/structures are comprised of at least **one hundred (100%)** percent Masonry, then the density may be **increased to up to twenty-five (25) units per acre.**

(B) If the exterior surface area of buildings/structures are comprised of at least **eighty-five (85%)** percent Masonry for first story walls and **fifty (50%)** percent Masonry for each additional story, then the density may be **increased to up to eighteen (18) units per acre.**



Questions?



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